



Plattsburgh, New York

Zoning Board of Appeals
City Hall
Plattsburgh, New York 12901
718-563-7707

USE
CLASS A VARIANCE

AREA
CLASS B VARIANCE

SUP
SPECIAL USE PERMIT

Date: _____

Appeal No.: 2021

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Valcour Brewing Company, LLC

Applicants Address: 243 Champlain Drive

Telephone Number: (434) 242-0943

Parcel Identification: 221.16-1-17.301

Location of request: Ohio Avenue, Plattsburgh, NY

Property Owner: Mary Pearl and Terry Schmaltz

Request Description: Proposal to renovate existing old stone barracks building,

into a Brewery, Tasting Area, General Store, Conference Room and six guest rooms. The brewery will be for on-site consumption. The brewery will not distribute beer off site

Zoning District: RC-2

Section Appealed: 270-10 Schedule of Permitted Uses

Previous Appeal: No. _____ Date: _____

Identify applicants the right to apply for variance:

Ownership: X Long term lease: _____ Contract to purchase: _____

Other (Please explain): _____

Applications for zoning variances must be accompanied by:

- 1) copies of existing and proposed site plan.
- 2) copies of existing and proposed floor plan

The ZBA may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

OWNER/APPLICANT

NOTARY PUBLIC

PROJECT NARRATIVE

**Plattsburgh Old Stone Barracks Project
Ohio Avenue
Plattsburgh, NY 12901**

Valcour Brewing Company LLC is proposing to renovate the existing Old Stone Barracks building located on Ohio Avenue in Plattsburgh, NY. The proposed changes include renovating the building interior to include a brewery, tasting area, general store, conference room and six guest rooms. The only changes to the exterior of the building will be the construction of a handicap accessible ramp and the installation of an overhead door going into the basement. The windows will be replaced in kind and the deck spindles and railings will be replaced in kind. Paved parking lot will also be constructed.

The 7.75 acre site primarily consists of an open grass areas with the Old Stone Barracks building and two storage buildings. There are a few paved roads within the site. The site is relatively flat and there no wetlands located on the site.

Development of the site will be in three phases. Phase 1 will begin in January 2015 and should take 6 months to complete. The work involved will include repair/replacement of the porch floors, railings/spindles (replacement will match existing as close as possible), refurbish concrete steps on east end of the building, construction of the first floor tasting room, kitchen, bathrooms, 3 guest rooms, handicap ramp, 24 space parking lot and reclamation of the open areas for mowing and upkeep. (A small 1 barrel a day brewing system will be in operation).

Phase 2 will include the basement overhead door, concrete work in the basement, restoration of the last two steps leading to the first story porch, finishing of main brewery, finishing the general store and office space. The eastern parking lot will be constructed during this phase. Phase 2 is projected to begin around April 2014 and will be completed in approximately 6 months.

Phase 3 will involve finishing the 2nd floor to include three more guest rooms, a conference room, two bath rooms, a staging kitchen, an elevator, and expansion of the tasting room to include 2nd floor area. Also stabilizing and refurbishing the two historical Powder storage buildings on the property as needed. Phase 3 is anticipated to start around June/July 2015 and should be completed within 6 months.

The open grass areas will be maintained as they are and will be open for the public to use.

The visual aspect of the site will not have much of an impact on the surrounding properties. The exterior of the building will be unchanged with the exception of the handicap accessible ramp and overhead door. The basement overhead door and the accessible ramp will be on the back of the building so they will not be very visible to the surroundings. Once the renovations are complete the building will look basically the way it looks today.

All of the exterior repairs (porch floors, railings, spindles, windows, etc.) will be repaired or replaced to match the existing as close as possible.

A few trees will be removed so the parking areas can be installed but all other vegetation/trees will remain.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Plattsburgh Old Stone Barracks Project		
Project Location (describe, and attach a general location map): Ohio Ave. Plattsburgh, NY 12901		
Brief Description of Proposed Action (include purpose or need): The proposal is to renovate the interior of the Old Stone Barracks building into a brewery, tasting area, conference room, general store and six guest rooms. The only exterior renovations will be the installation of an overhead door into the basement and a handicap accessible ramp. Both will be installed on the back of the building. A 25 space paved parking lot will also be constructed.		
Name of Applicant/Sponsor: Valcour Brewing Company, LLC.	Telephone: (434) 242-0943	
	E-Mail: trschmaltz@gmail.com	
Address: 243 Champlain Drive		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Terry Schmaltz and Mary Pearl, Owners	Telephone: (434) 242-0943	
	E-Mail: trschmaltz@gmail.com	
Address: 243 Champlain Drive		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Property Owner (if not same as sponsor): TOSB Corp.	Telephone: 514-573-1229	
	E-Mail:	
Address: 17-3800 Cote St. Catherine Rd.		
City/PO: Montreal	State: Canada	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District and Planning Board Approvals	10/17/14
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none">If Yes, complete sections C, F and G.If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Remediaton Sites:510003	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Historic District	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. What is the proposed new zoning for the site?	
C.4. Existing community services.	
a. In what school district is the project site located? Plattsburgh	
b. What police or other public protection forces serve the project site?	
City of Plattsburgh	
c. Which fire protection and emergency medical services serve the project site?	
City of Plattsburgh	
d. What parks serve the project site?	
None	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial/recreational	
b. a. Total acreage of the site of the proposed action?	7.75 acres
b. Total acreage to be physically disturbed?	0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	7.75 acres
c. Is the proposed action an expansion of an existing project or use?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:	
d. Is the proposed action a subdivision, or does it include a subdivision?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum Maximum	
e. Will proposed action be constructed in multiple phases?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction:	
months	
ii. If Yes:	
• Total number of phases anticipated	
3	
• Anticipated commencement date of phase 1 (including demolition)	
Jan month 2015 year	
• Anticipated completion date of final phase	
Jan month 2016 year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	
Phase 2 will start approximately 3 months after phase 1 starts. Phase 3 will start approximately 6 months after phase 1 starts. Phase 1 starts Jan. 2015, Phase 2 starts approximately April 2015 and Phase 3 starts approximately July 2015.	

f. Does the project include new residential uses?
If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion of all phases

☐ Yes☒ No

g. Does the proposed action include new non-residential construction (including expansions)?
If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: height; width; and length

iii. Approximate extent of building space to be heated or cooled: square feet

☐ Yes☒ No

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?
If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water:

☐ Ground water

☐ Surface water streams

☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres

v. Dimensions of the proposed dam or impounding structure: height; length

vi. Construction method/materials for the proposed dam or impounding structure (c.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

Volume (specify tons or cubic yards):

Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials?
If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting?

ix. Summarize site reclamation goals and plan:

☐ Yes☒ No

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?
If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

If Yes, describe:

☐ Yes ☐ No

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

☐ Yes ☐ No

- acres of aquatic vegetation proposed to be removed:

- expected acreage of aquatic vegetation remaining after project completion:

- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:

- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water?

If Yes:

☒ Yes ☐ No

i. Total anticipated water usage/demand per day:

2,800 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

If Yes:

☒ Yes ☐ No

- Name of district or service area: City of Plattsburgh

- Does the existing public water supply have capacity to serve the proposal?

☒ Yes ☐ No

- Is the project site in the existing district?

☒ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☒ No

- Do existing lines serve the project site?

☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

☐ Yes ☒ No

- Describe extensions or capacity expansions proposed to serve this project:

- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

If, Yes:

☐ Yes ☐ No

- Applicant/sponsor for new district:

- Date application submitted or anticipated:

- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

If Yes:

☒ Yes ☐ No

i. Total anticipated liquid waste generation per day:

2,450 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary Wastewater from restaurant and brewery operations which includes low volumes of flushing and cleaning water to large amounts of cooling and general washing down of plant

iii. Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

☒ Yes ☐ No

- Name of wastewater treatment plant to be used: Water Pollution Control Plant

- Name of district: City of Plattsburgh

- Does the existing wastewater treatment plant have capacity to serve the project?

☒ Yes ☐ No

- Is the project site in the existing district?

☒ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Estimate methane generation in tons/year (metric): _____		
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____		
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____		
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend		
<input type="checkbox"/> Randomly between hours of _____ to _____		
ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____		
iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____		
iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No		
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____		
vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No		
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Estimate annual electricity demand during operation of the proposed action: _____		
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____		
iii. Will the proposed action require a new, or an upgrade to, an existing substation?		<input type="checkbox"/> Yes <input type="checkbox"/> No
l. Hours of operation. Answer all items which apply.		
i. During Construction:		
• Monday - Friday: _____ 7:30 am - 5:00 pm		
• Saturday: _____ 7:30 am - Noon		
• Sunday: _____ None		
• Holidays: _____ None		
ii. May close 2 hours later during seasonal summer time		
During Operations:		
• Monday - Friday: _____ 8:00 am - 8:00 pm		
• Saturday: _____ 11:00 am - 9:00 pm		
• Sunday: _____ 1:00 pm to 6:00 pm		
• Holidays: _____ 11:00 am - 9:00 pm		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		
i. Provide details including sources, time of day and duration:		
<div></div>		
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: <div></div>		
<div></div>		
n.. Will the proposed action have outdoor lighting?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:		
Yes, Maintain the existing flood lights on the building located on poles at the NW and NE Corners and the SE Corner. Add lighting to the first and second floor porches, illuminate three concrete stairs leading to the first floor porch for safety.		
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: <div></div>		
<div></div>		
o. Does the proposed action have the potential to produce odors for more than one hour per day?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: <div></div>		
<div></div>		
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Product(s) to be stored <div></div>		
ii. Volume(s) <div></div> per unit time <div></div> (e.g., month, year)		
iii. Generally describe proposed storage facilities: <div></div>		
<div></div>		
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe proposed treatment(s): <div></div>		
<div></div>		
<div></div>		
ii. Will the proposed action use Integrated Pest Management Practices?		<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe any solid waste(s) to be generated during construction or operation of the facility:		
<div><div>• Construction: <div></div> tons per <div></div> (unit of time)</div><div>• Operation : <div></div> tons per <div></div> (unit of time)</div></div>		
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:		
<div><div>• Construction: <div></div></div><div>• Operation: <div></div></div></div>		
<div></div>		
iii. Proposed disposal methods/facilities for solid waste generated on-site:		
<div><div>• Construction: <div></div></div><div>• Operation: <div></div></div></div>		
<div></div>		

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):
ii. Anticipated rate of disposal/processing:
• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
• _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years
t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
iii. Specify amount to be handled or generated _____ tons/month
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
If Yes: provide name and location of facility: _____
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.3	0.4	+0.1
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7.45	7.35	-0.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No

i. If Yes: explain: Open grass areas will remain open to the public

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No

If Yes,

i. Identify Facilities:

Lake Forest Senior Living Community

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): 510003

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No

If yes, provide DEC ID number(s): 510003

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

See attached Site Record

v. Is the project site subject to an institutional control limiting property uses?

☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site?

Unknown feet

b. Are there bedrock outcroppings on the project site?

If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

☐ Yes ☒ No

c. Predominant soil type(s) present on project site:

Unknown

%

%

%

d. What is the average depth to the water table on the project site? Average: Unknown feet

e. Drainage status of project site soils: ☒ Well Drained:

100 % of site

☐ Moderately Well Drained:

% of site

☐ Poorly Drained

% of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%:

100 % of site

☐ 10-15%:

% of site

☐ 15% or greater:

% of site

g. Are there any unique geologic features on the project site?

If Yes, describe: Plattsburg Air Force Base Marina Section

☒ Yes ☐ No

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?

☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site?

☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?

☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name Lake Champlain Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?

☐ Yes ☒ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway?

☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain?

☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain?

☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?

☒ Yes ☐ No

If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:	
Birds	Squirrels
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
• Currently: acres	
• Following completion of project as proposed: acres	
• Gain or loss (indicate + or -): acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use:	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide county plus district name/number:	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes: acreage(s) on project site:	
ii. Source(s) of soil rating(s):	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. CEA name:	
ii. Basis for designation:	
iii. Designating agency and date:	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Plattsburgh Bay, Old Stone Barracks

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mary T. Pearl Terry R. Schmitt Date 17 OCT 2014

Signature Mary T. Pearl Terry R. Schmitt Title 17 OCT 2014

PRINT FORM

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Plattsburgh Air Force Base

Site Code: 510003

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 5

Address: 22 US Oval

City:Plattsburgh **Zip:** 12903

County:CLINTON

Latitude: 44.658740040

Longitude: -73.467581560

Site Type: LANDFILL

Estimated Size: 3440.000 Acres

Site Owner(s) and Operator(s)

Current Owner Name: US Department of the Air Force

Current Owner(s) Address: Plattsburgh Air Force Base
Plattsburgh, NY, 12903

Owner(s) during disposal: U.S. DEPARTMENT OF THE AIR FORCE

Current On-Site Operator: U.S. DEPARTMENT OF THE AIR FORCE

Stated Operator(s) Address:

PLATTSBURGH, NY 12903

Current On-Site Operator: US Department of the Air Force

Stated Operator(s) Address: Plattsburgh Air Force Base
Plattsburgh, NY 12903

Site Document Repository

Name: [HTTPS://AFRPAAR.LACKLAND.AF.MIL/AR/DOCSEARCH.ASPX](https://AFRPAAR.LACKLAND.AF.MIL/AR/DOCSEARCH.ASPX)

Address:

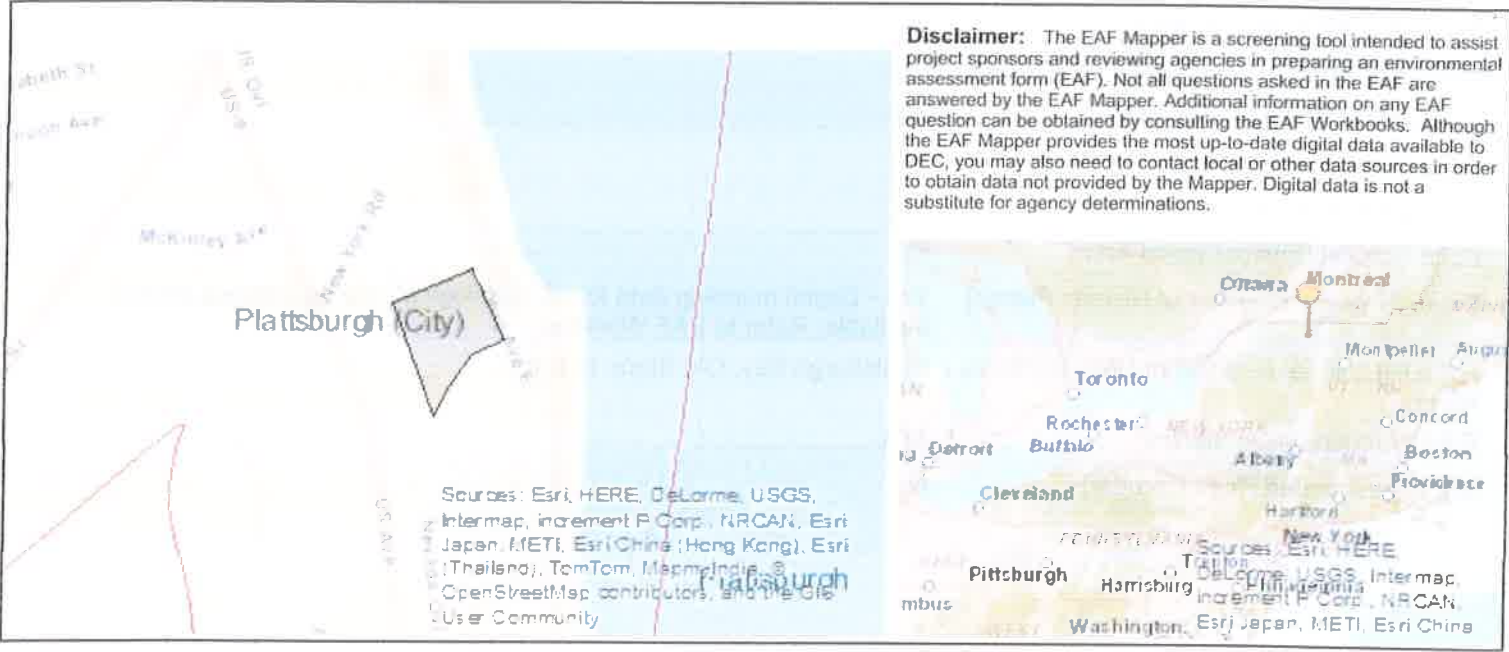
, NY

Hazardous Waste Disposal Period

From: 1955 **To:** 1980

Site Description

Location: The former Air Force Base is located in the Town of Plattsburgh, south of the city of Plattsburgh. Route 87 is to the west and the railroad and Lake Champlain are to the east. Plattsburgh Air Force Base officially closed in September of 1995. The Air Base became the operating Clinton County Airport in June of 2007. **Site Features:** The former Plattsburgh Air Force Base was comprised of over 3,000 acres. There were residential spaces, office spaces, industrial spaces and operational spaces. In 1991 the Air Force signed an Interagency Agreement with the NYSDEC and the USEPA that defines the remedial program for the property. In September 1995 the Air Force Base was closed as part of the base closures mandated under the Defense Base Closure and Realignment Act of 1993. All of the property at the former base has been investigated and, where appropriate, remedial operations have been completed or are in process. Twenty one separate operable units have been defined and a Record of Decision either has been or will be issued for each. Remedial Investigations have been completed at each of the 21 operable units. The primary contaminants found include various solvents and petroleum products. Remedies have been completed which include landfill capping, soil removal and institutional controls. Numerous interim remedial measures have been installed including soil vapor extraction, bio-venting and groundwater pump and treat systems. Investigation and remediation of environmental contamination is an important goal of the Installation Restoration Program. Another important goal of the Air Force program is to transfer the former Base property to private or municipal ownership. All of the property at the former Base has been investigated and, where appropriate, remedial operations have been completed or are in process. Each of the properties identified for transfer to private ownership have been transferred to the Plattsburgh Airbase Redevelopment Corporation, the entity responsible for managing the marketing and sale of the property. The remaining property has been transferred to Clinton County as part of a Public Benefit Conveyance. The former Air Force Landing Strip, Flight Line and associated airport property is now operated as the Clinton County Airport. **Current Zoning:** Varies **Operable Units:** There are 21 operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. The largest operable unit is the Fire Training Groundwater operable unit which includes property on the west side of the landing strip, across the airfield and the airport industrial area. **Site Geology and Hydrogeology:** Groundwater in the vicinity of Plattsburgh AFB occurs in both overburden deposits and the bedrock. Hydrologically, the stratigraphic sequence can be divided into the following units from top to bottom: the unsaturated zone, the unconfined sand aquifer, the clay confining layer, the confined till water-bearing zone, and the confined bedrock aquifer. Contamination has been detected only in the unconfined sand aquifer and flow into the underlying till water-bearing zone and bedrock aquifer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:510003
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	510003
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510003
E.2.g [Unique Geologic Features]	Yes
E.2.g [Unique Geologic Features]	Plattsburg Air Force Base Marina Section
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	Yes
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Plattsburgh Bay, Old Stone Barracks
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

is limited by the clay confining layer.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Type of Waste	Quantity of Waste
DDT	UNKNOWN
IGNITABLE WASTE	UNKNOWN
PCB OIL	UNKNOWN
SOLVENTS	UNKNOWN

Site Environmental Assessment

Groundwater and soil in the vicinity of the Fire Training Area has been contaminated with free product (fuel and various solvents). The Fire Training Source Area ROD involves the extraction/treatment of the free product/contaminated groundwater in this area as well as bio-venting the contaminated soil. Data indicates that the source area soil contamination has been remediated. The Fire Training area groundwater plume is addressed as a separate action. This plume travels past other potential contamination contributors. The contaminated groundwater in all of those areas is being addressed under the Fire Training area plume remediation. Several systems are in place to remediate the groundwater including 3 collection trenches, a groundwater treatment plant, and recovery wells.

Site Health Assessment

Portions of the site are fenced to restrict access and many areas are covered with buildings or pavement making direct contact with soil contamination unlikely. Landfills on-site were properly capped. Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air

quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor extraction systems were installed for some on-site buildings to prevent the indoor air quality from being affected by the contamination in soil vapor beneath them, and other on-site buildings identified in the Records of Decision will be evaluated should the site buildings be reoccupied and/or if new construction occurs. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

For more Information: [E-mail Us](#)

[Refine This Search](#)

Subject: RE: Old Stone Barracks Fire Access

From: Stone, Randal (stoner@cityofplattsburgh-ny.gov)

To: moserengineering@yahoo.com;

Date: Thursday, November 20, 2014 9:27 AM

James,

I did and access looks good as does water supply.

Randy

Fire Chief

From: James Moser [mailto:moserengineering@yahoo.com]
Sent: Wednesday, November 19, 2014 9:18 AM
To: Stone, Randal
Subject: Re: Old Stone Barracks Fire Access

Chief Stone,

Have you had a chance to send a truck out the site yet to check the accessibility? Thanks.

James Moser
Moser Engineering
73 Bugby Road
Chazy, NY 12921
518-846-3160 (work)
518-578-0377 (cell)

From: James Moser <moserengineering@yahoo.com>
To: "stoner@cityofplattsburgh-ny.gov" <stoner@cityofplattsburgh-ny.gov>
Sent: Friday, November 14, 2014 9:18 AM
Subject: Old Stone Barracks Fire Access

Chief Stone,

Attached is a Site Plan for the Old Stone Barracks building. The only changes to the site are the parking spaces on the north side



Plattsburgh, New York

12:15
11/21 - Appm *Jo*

Building and Zoning Department
41 City Hall Place
Plattsburgh, New York 12901
Ph: (518) 563-7707
Fax: (518) 563-6426

PROCEDURE IN APPEALING THE ZONING ORDINANCE CLASS B VARIANCE

DEADLINE FOR FILING APPLICATION 11.21.14

ZONING BOARD MEETING DATE 12.15.14

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

One and Two-family dwellings -	\$ 50.00
Multiple Dwellings	— \$150.00 —
Commercial Properties	\$150.00

All checks should be made payable to the "City Clerk". In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the application and THE ORIGINAL APPLICATION, of drawings and site plans are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.
2. Notify, by letter, all adjoining property owners of your request

This office is responsible for implementing the above requirements.

If there are any questions, please contact this office.
Thank you for your cooperation.



Plattsburgh, New York

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

USE
CLASS A VARIANCE

AREA
CLASS B VARIANCE

SUP
SPECIAL USE PERMIT

Date: 10.29.14

Appeal No.: 2019

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: SCOTT J. TETREault

Applicant's Address: 8 UNIVERSITY PL.
PLATTSBURGH NY 12901

Telephone No.: 518-569-8277

Parcel Identification: 207.15-9-12

Location of Request: 39 MONTAUM AVE

Property Owner: SCOTT & DENISE TETREault

Request Description: DUPLEX AND LAUNDROMAT REVERTED BACK TO A
3 UNIT APARTMENT BUILDING

Zoning District: _____

Section Appealed: _____

Previous Appeal: 1009 - 1/91
No.: 962 SUP - 12/89 Date: _____
961 - VAR - 12/89

Identify Applicant's Right to Apply for Variance:

Ownership: ☒ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:

- 13 copies of existing and proposed site plan
- 13 copies of existing and proposed floor plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* Scott Tetreault
Signature (Owner/Applicant)
SCOTT TETREault
Print First and Last Name

Patrick J. Holcombe 11/14/14
PATRICK J. HOLCOMBE
Notary Public Notary Public, State of New York
No. 01HO5056086
Qualified in Clinton County
Commission Expires February 26, 2018

*Signatures other than the Property Owner, require a Letter of Authorization to apply.

Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

NO... PROPERTY TO BE RETURNED TO THE ORIGINAL EXISTENCE OF A 3 UNIT APARTMENT building. THE PROPERTY WAS A Neighborhood LAUNDROMAT FROM 1990-2009.

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

NO

(3) Is the requested area variance substantial?

NO.

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

CONVERTING back TO RESIDENTIAL will lessen THE TRAFFIC flow AND REMOVE A 1000GAL buried LP TANK. THE location will NOW USE 90% LESS WATER AND HAVE LESS DETERGENT & BLEACH discharged INTO THE SEWER.

(5) Has the alleged difficulty been self-created?

This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

YES... OWNER NO LONGER WANTS TO OPERATE AS A LAUNDROMAT.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: CONVERSION OF LAUNDROMAT back TO Residential			
Project Location (describe, and attach a location map): 39 MONTAUM AVE. PLATTSBURGH NY 12901			
Brief Description of Proposed Action: Convert A duplex and LAUNDROMAT back To ITS ORIGINAL USE AS A 3 UNIT APARTMENT.			
Name of Applicant or Sponsor: SCOTT TETREAULT		Telephone: 518-564-8277	
Address: 39 MONTAUM		E-Mail: SCOTT.TETREAULT@CENTURY21.COM	
City/PO: PLATTSBURGH		State: NY	Zip Code: 12901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.08 acres	
b. Total acreage to be physically disturbed?		.08 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"><div style="width: 50%;"><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)</div><div style="width: 50%;"><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____</div><div style="width: 50%;"><input type="checkbox"/> Parkland</div></div>			

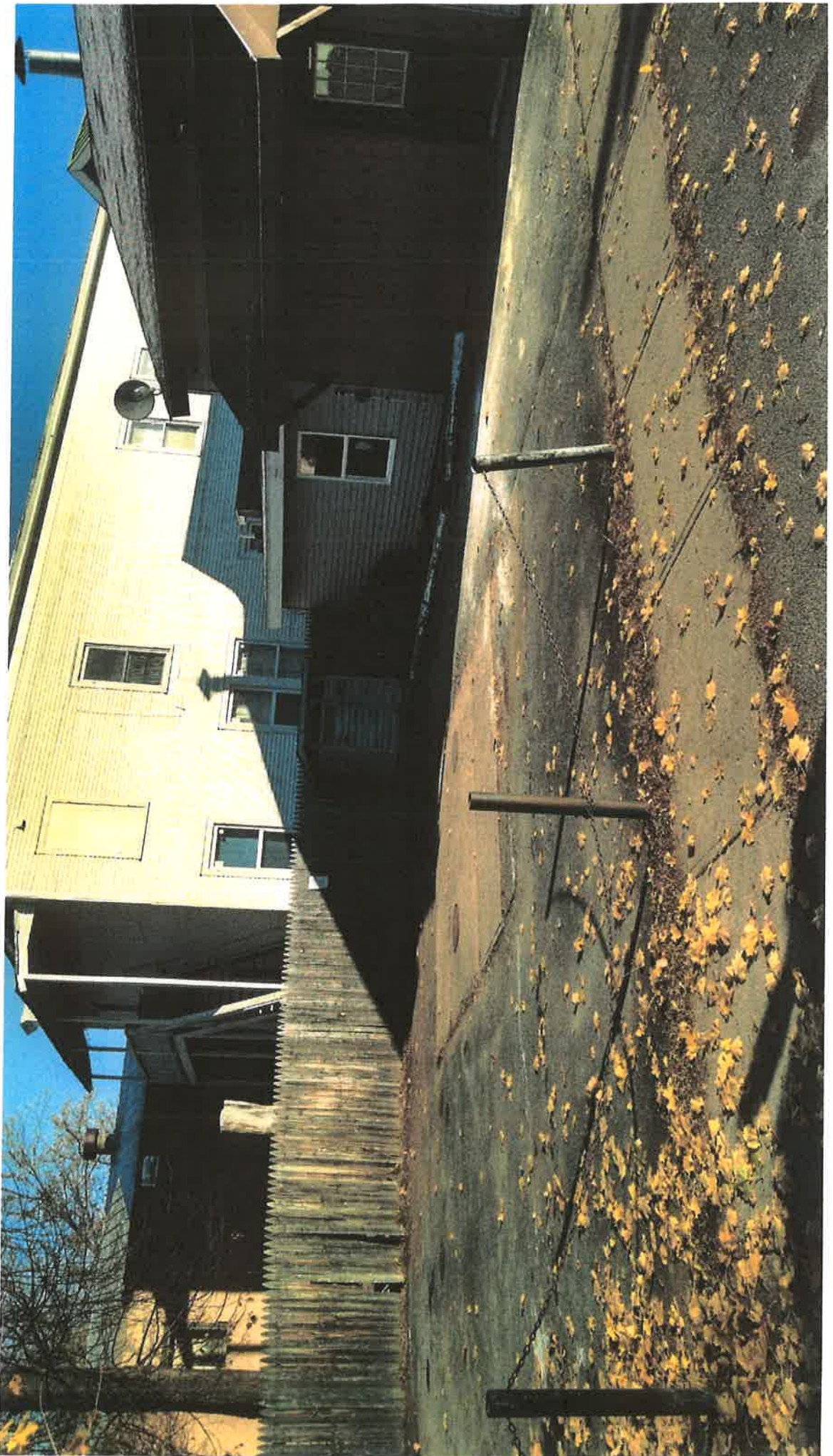
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	

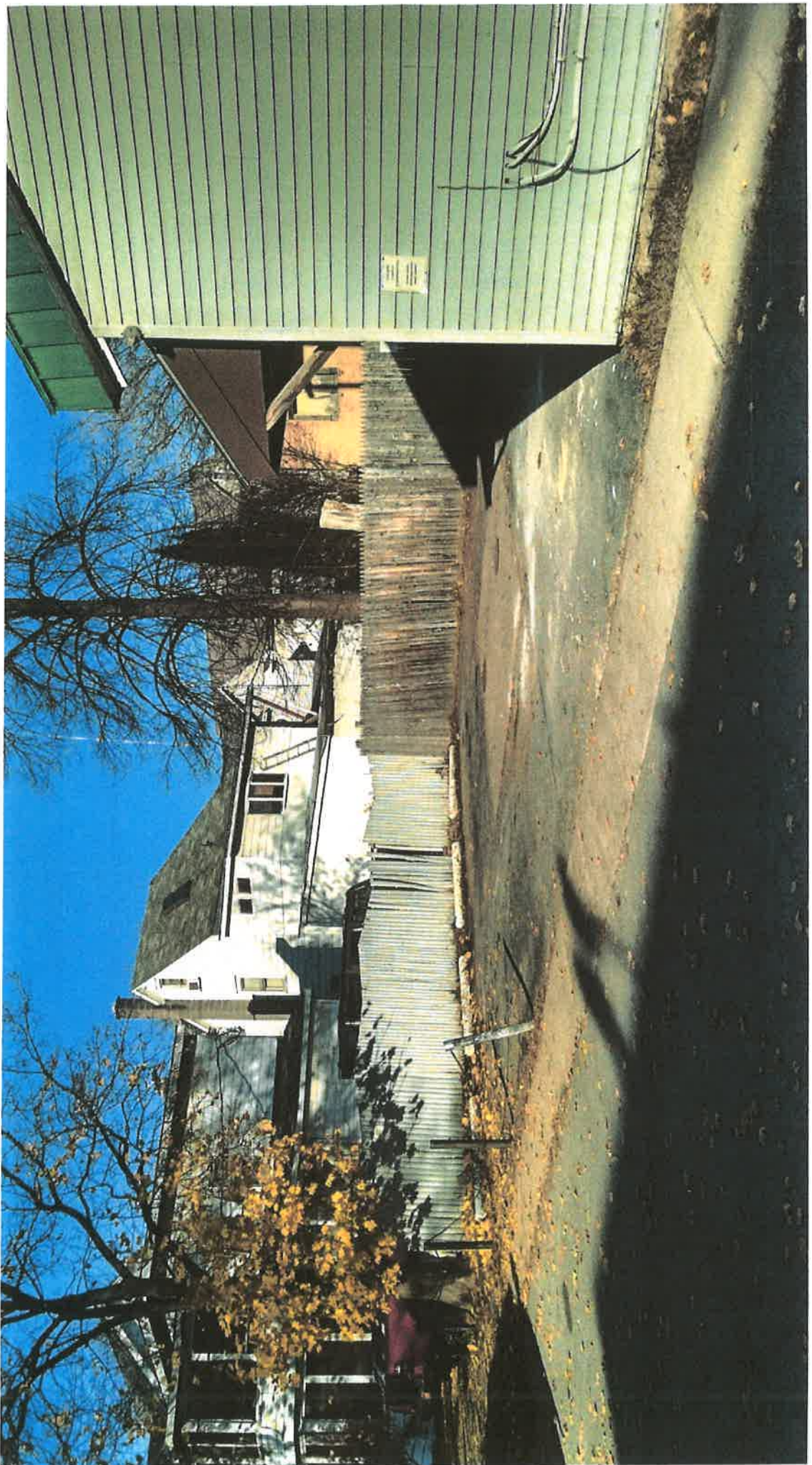
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Plattsburgh, New York

Building and Zoning Department
41 City Hall Place
Plattsburgh, New York 12901
Ph: (518) 563-7707
Fax: (518) 563-6426

ZONING BOARD OF APPEALS
CITY HALL
PLATTSBURGH, NY 12901

ADMINISTRATIVE REVIEW

Date: 11/14/14

Appeal No.: 2020

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for Administrative Review of the herein described decision of the Building Inspector.

Applicant: MAURICA GILBERT - ZBA MEMBER

Applicant's Address: 42 Grace Ave, Plattsburgh, NY

Decision of Building Inspector:

Regarding Property Located At: See attached list - includes 98 OHIO Ave

Owned By: Various individuals - including Clinton Co. Historical Assoc.

Zoning District: RC-2 - mostly

Determination Appealed: THAT PROPERTIES IN THE EXPANSION DISTRICT MUST BE REFERRED TO PLANNING BOARD

Has a Previous Appeal been filed with respect this Property Request? ☐ Yes ☒ No

If Yes: Date: _____ Appeal No.: _____

The Facts upon which this Appeal is made are as follows:

See Statement pg 1-7

State of New York
County of Clinton

I do solemnly, sincerely, and truly, declare and affirm that all the above statements are true and correct.

Sworn to before me this _____ day of _____, 20____

Notary Public

KENNETH M. PRIMARD
Notary Public, State of New York
No. 01PR5035113
Qualified in Clinton County
Commission Expires 12/31/15

Signature of Applicant

MAURICA GILBERT
Print first and last name

cover

Seeking a code interpretation regarding section 270-31 Historic Sites, section A, and its applicability to the “proposed US Oval Expanded District” as shown in the City Zoning code page numbered 1.106 that delineates Historic Districts, and further interpretation if “Historic District” applies to areas not recognized on the National Register, and regarding signs.

270-31, Section A- *If the action is located on a historic site or within a historic district, the applicant shall be required to secure an historic site approval prior to undertaking proposed actions. In such cases, the Building Inspector shall forward a copy of the application to the Planning Board for its review and approval or denial of activities affecting an historic site in accordance with the specific procedures set forth in section 270-54 of this chapter.*

Historic Site definition in our code: see attached.

Historic District definition in our code: see attached.

The interpretations sought are:

Is the area show as “proposed US Oval Expanded District” on the map on page 1.106 an actual **Historic District** even though it is not on the official Federal or State register?

These properties are the specific enumerated properties covered by deed restrictions related to the Programmatic Agreement as signed by the US Air Force, PARC, Clinton County Historical Assoc., NY Historic Preservation Office (SHPO) and the Advisory Council on Historic Preservation. (Listing from agreement attached)

If the “proposed US Oval Expanded District” is not a recognized district under the law, does this mean that the above referral to the Engineer’s office and the Planning Board does not apply to properties in this district?

Does the definition of Historic District in our code apply in general to districts that are not are the official register? I.e. is the downtown area an historic district? Is the area of the Kent Delord House an historic district? Are there “local historic districts” that this should apply to?

And finally: must sign permits that are applied for in Historic Districts, or sited on Historic Properties be reviewed by the Planning Board in the same manner as a Building Permit- thus is a Sign Permit a Building Permit? At present there is no review of any signage that is installed in a Historic District or sited on an Historic property.

Evidence:

From James Warren at SHPO by email November 2014 regarding building 610- 98 Ohio:

It appears that the building in question is part of a proposed historic district expansion that was never completed. The property is considered eligible for National Register listing but is not on the National Register yet.

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Excel list attached that lists each property as shown in Appendix 4 of the Programmatic Agreement, with original Air Force number, current map address if available, common description (i.e. Base Gym), and column showing which properties are in the “expansion district”.

The discussion and interpretation needs to look at:

The definitions in the code of which properties are specifically historic and need to be referred to the planning board?
The definitions in the code are very specific and refer only to listed properties.

Can the Building Inspector and/or Engineering Dept. expand beyond those definitions and compel properties to be reviewed by the planning board that are not on the Register?

is a Sign Permit a Building Permit- subject to review? Many signs are erected at Professional Offices located in our Historic Districts, and signs are going up around the Oval, including the new very modern sign at ETS. Should signs included as items of review- and their appropriateness to the property exam ined?

The large map on the wall at the Building Inspectors shows the Oval Historic District and the Proposed Expanded District as one large combined historic district. Based on my research, the extensive research behind the Programmatic Agreement with the Air Force, and the opinion of Jim Warren at SHPO, I believe this is in error.

The “Proposed Historic District” paperwork was started in 1998 but never completed and submitted, nor accepted and created. The Programmatic Agreement itself uses the terminology only to delineate the properties legally required to have deed restrictions in place before conveyance to outside parties. The private deed restrictions are not enforceable by City authorities and carry no weight under City Zoning.

If the City wants to be able to regulate this area and these properties- it should change its own zoning code to include City of Plattsburgh Designated Historic Districts, and then create a recognized district encompassing those properties. T

CHAPTER 270 OF THE CITY CODE
ZONING

FRATERNITY HOUSE, SORORITY HOUSE, DORMITORY AND RESIDENCE HALL -A facility used for the housing, with or without dining facilities, of students attending a college or university as defined herein. Or an institution recognized by a local college or university that has not had its charter revoked by an overseeing authority. However, for purposes of consideration of area, bulk and special requirements of this chapter, such facility shall be considered a boarding-, lodging or rooming house.

GARAGE:

- (1) PRIVATE GARAGE - A garage not conducted as a business or used for the storage space for more than one (1) commercial vehicle, which shall be owned by a person residing on the premises.
- (2) PUBLIC GARAGE - A garage conducted as a business. The rental of storage space for more than two (2) passenger cars or for one (1) commercial vehicle not owned by a person residing on the premises shall be deemed a business use.

SERVICE STATION - A structure, building or premises or any portion thereof that is used for the sale of gasoline or any other motor vehicle fuel or oil and other lubricating substances, including any sale of motor vehicle accessories, and which may or may not include facilities for lubricating, washing or otherwise servicing motor vehicles, but not including the painting thereof by any means.

GRADE - When a curb level has been established, the curb level. When a curb level has not been established or when the natural surface is at a different level than the curb level and remains unchanged, "grade" shall mean, with respect to a building, the average ground elevation adjoining the building.

HAZARDOUS CHEMICAL - Solid, liquid, or gaseous substances which pose a potential hazard to human health or the environment when improperly treated, stored, transported, dispose or otherwise managed. including but not limited to the hazardous substances designated by the U.S. Environmental Protection Agency under section 311 of the Clean Water Act (40 CFR 116)

HIGH RISE - Any structure located in an R-2 or RC District which exceeds thirty-five (35) feet and/or two and one-half (2 1/2) stories in height and also any structure located in a C District which exceeds thirty-six (36) feet and/or three (3) stories in height.

HISTORIC DISTRICT - A geographically defined area possessing a significant concentration or continuity of landmarks, improvements or landscape features united by historic events or by physical development, and which area has been designated as an historic landmark district: said district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/ or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

HISTORIC SITE - means land or a structure identified as an Historic Building or Place on the National Register of Historic Places, or an inventory of Historic or Architecturally significant structures prepared or approved by the New York State Office of Historic Preservation, a copy of which shall be kept on file in the office of the Building Inspector.

**LIST OF BUILDINGS TO ATTACH
HISTORIC PRESERVATION COVENANTS**

Building No.	Name of Building	National Register Status¹	Date Built
100	Regimental Headquarters Building	Listed	1893
102	Office Building	Listed (N. C.) ²	1945
104	Enlisted Men's Barracks	Listed	1893
108	Guard House	Listed	1893
109	Post Flagpole	Listed	1893
112	Office Building	Listed (N. C.) ²	1946
114	Officer Quarters	Listed	1893
118	Officer Quarters	Listed	1893
122	Officer Quarters	Listed	1893
126	Officer Quarters	Listed	1893
130	Officer Quarters	Listed	1893
134	Officer Quarters	Listed	1893
138	Officer Quarters	Listed	1893
142	Officer Quarters	Listed	1893
146	Officer Quarters	Listed	1894
150	Officer Quarters	Listed	1894
154	Officer Quarters	Listed	1896
160	Commanding Officer's Quarter	Listed	1895
161	Band Stand	Listed	1897
164	Bachelor Officer's Quarters	Listed	1894
168	Officer Quarters	Listed	1896
172	Officer Quarters	Listed	1896
176	Officer Quarters	Listed	1896
177	Base Chapel	Listed	1933
180	Company Officer's Quarters	Listed	1911
184	Company Officer's Quarters	Eligible	1939
188	Company Officer's Quarters	Eligible	1939
192	Company Officer's Quarters	Eligible	1939
406	NCO & ROTC Cadet Quarters	Listed	1934
414	Base Gymnasium	Listed	1932
416	Post Sergeant Major's Quarters	Listed	1903

¹ National Register status has been compiled from documents cited in "Sources" at the end of this attachment.

² N.C. = Non-contributing

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Building No.	Name of Building	National Register Status ¹	Date Built
420	Hospital	Listed	1895
426	Barracks	Listed	1897
465	Garage	Eligible	1938
469	Medical Detachment Barracks	Eligible	1931
476	Forage House	Eligible	1895
483	Stables	Eligible	1922
485	Administrative Offices	Eligible	1933
492	Quartermaster's Laundry	Eligible	1937
505	Filling Station	Eligible	1936
508	Motor Repair Shop	Eligible	1938
509	Regimental Garage	Eligible	1935
601	Hose House & 1934 Fire Station	Eligible	1895
609	Utilities Shop	Eligible	1939
610	Band Barracks & Post Office	Eligible	1905
613	NCO Quarters	Eligible	1939
614	Post Civilian Engineer's Quarters	Eligible	1939
615	NCO Quarters	Eligible	1939
625	Old Stone Barracks	NHL eligible ³	1838-1843
631	Ordnance Magazine	Eligible (N.C.) ²	1941
651	Carpenter & Blacksmith Shop	Eligible	1904
652	Stables	Eligible	1922
653	Ordinance Office/Storehouse	Eligible	1898/99
657	Horse & Mule Stables/Wagonshed	Eligible	1888
666	Ordnance Magazine	Eligible	1836
701	Office	Eligible	1905
746	Military Cemetery	Eligible	1870 Aprx.
751	Quartermaster's Storehouse	Eligible	1895

SOURCES

Eligibility Determination, New York State Office of Parks, Recreation and Historic Preservation, Prepared by Ms. Lynn Garofalini, August 11, 1993.

National Register of Historic Places Registration Form, Us Oval District, 1978.

National Register of Historic Places Registration Form, Expansion District, January 1998.

³ NHL = National Historic Landmark

Former base area Historic preservation covenants

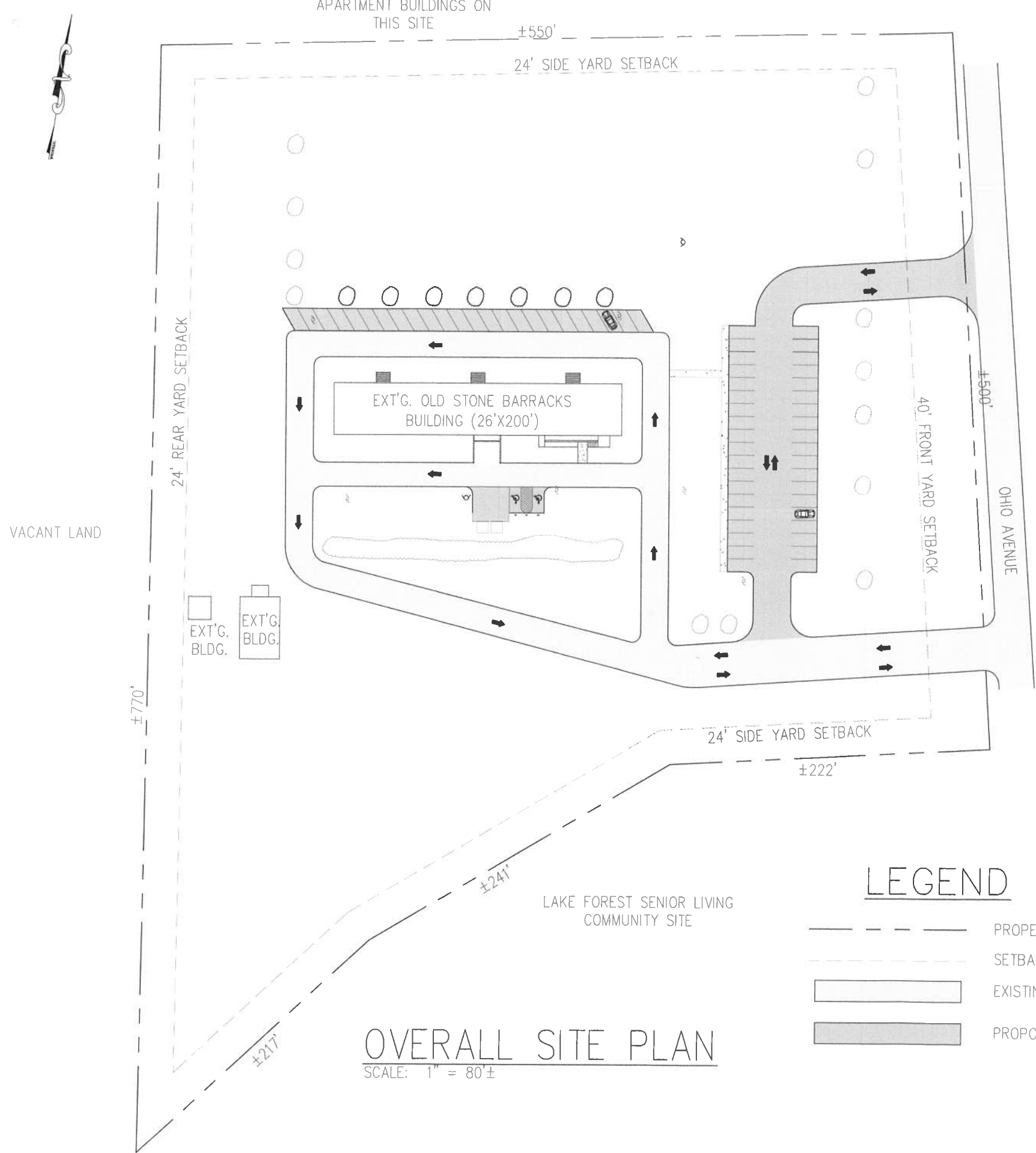
Build Name of Building		ON REGISTER STAND ALONE	ON REGISTER HIST DISTR REGISTER LISTED?	CONTRIB	IN THE EXPANSION DISTRICT?	OFFICIAL ADDRESS
100	REGIMENTAL HQ	HEADQUARTERS	YES			206 US OVAL
102	OFFICE BUILDING	DUPREY OFFICE	YES	NON-CON		202 US OVAL
104	ENLISTED BARRACKS	LABOR DEPT	YES			194 US OVAL
108	GUARD HOUSE	ETS	YES			186 US OVAL
109	POST FLAGPOLE	(FORMER FLAG)	YES			ON THE GREEN
112	OFFICE BUILDING	FESSETTES	YES	NON-CON		176 US OVAL
114	OFFICER QUARTERS	BROWNSTONE	YES			172-174
118	OFFICER QUARTERS	BROWNSTONE	YES			168-170
122	OFFICER QUARTERS	BROWNSTONE	YES			164-166
126	OFFICER QUARTERS	BROWNSTONE	YES			160-162
130	OFFICER QUARTERS	BROWNSTONE	YES			156-158
134	OFFICER QUARTERS	BROWNSTONE	YES			152-154
138	OFFICER QUARTERS	BROWNSTONE	YES			148-150
142	OFFICER QUARTERS	BROWNSTONE	YES			144-146
146	OFFICER QUARTERS	BROWNSTONE	YES			140-142
150	OFFICER QUARTERS	BROWNSTONE	YES			126-138
154	OFFICER QUARTERS	BROWNSTONE	YES			132-134
160	COMMANDING OFFICER QUARTERS	BRACY'S HOME	YES			124 US OVAL
161	BAND STAND	IN THE OVAL	YES			ON THE GREEN
164	BACH. OFFICER QUARTERS	"THE MOTEL"	YES			112 US OVAL
168	OFFICER QUARTERS	BROWNSTONE	YES			5 CLUB RD
172	OFFICER QUARTERS	BROWNSTONE	YES			9 CLUB RD
176	OFFICER QUARTERS	BROWNSTONE	YES			11 CLUB RD
177	BASE CHAPEL	CHAPEL	YES			100 US OVAL
180	COMPANY OFFICERS QUARTERS	BROCKWAY	YES			15 CLUB RD
184	COMPANY OFFICERS QUARTERS	ZUKOWSKI	ELIGIBLE	YES	YES	23 CLUB RD
188	COMPANY OFFICERS QUARTERS	ZUKOWSKI	ELIGIBLE		YES	31 CLUB RD
192	COMPANY OFFICERS QUARTERS	ZUKOWSKI	ELIGIBLE		YES	37 CLUB RD
406	NCO AND ROTC CADET QUARTER	LARKIN BUILD	YES			68 US OVAL
414	BASE GYM	CITY GYM	YES			52 US OVAL
416	POST SERGEANT MAJOR QUARTERS	LITTLE HOUSE	YES			42 US OVAL
420	HOSPITAL	(ASBESTOS BLD)	YES			34 US OVAL
426	BARRACKS	CITY COURT BLD	YES			22-24 US OVAL
465	GARAGE-	GRAND ISLE CONDOS	ELIGIBLE		YES	???
469	MED DETACH BARRACKS	GRAND ISLE CONDOS	ELIGIBLE		YES	1-6 GRAND ISLE
476	FORAGE HOUSE	NORTH CO KIDS	ELIGIBLE		YES	22 NY ROAD
483	STABLES	CVTM	ELIGIBLE		YES	NY ROAD
485	ADMIN OFFICES- THE PAINT BLD	CVTM	ELIGIBLE		YES	NY ROAD
492	QUARTERMASTER LAUNDRY	"THE ALAMO"	ELIGIBLE		YES	NY ROAD
505	FILLING STATION	CVTM-OFFICE	ELIGIBLE		YES	MUSEUM WAY

MANA 101111 1150 VCH557

508	MOTOR REPAIR SHOP	CVTM		ELIGIBLE	YES	MUSEUM WAY
509	REGIMENTAL GARAGE	CVTM-MAIN BLD		ELIGIBLE	YES	MUSEUM WAY
601	HOSE HOUSE, 1934 FIRE STATION	FESSETTE OWNS		ELIGIBLE	YES	111 OHIO
609	UTILITIES SHOP	CALONGNE SEC		ELIGIBLE	YES	27 NY RAOD
610	BAND BARRACKS, POST OFFICE	CCHA MUSEUM		ELIGIBLE	YES	98 OHIO AV
613	NCO QUARTERS	STONE RENTALS		ELIGIBLE	YES	
614	POST CIVILIAN ENGIN QUARTERS	LITTLE BRICK HOUSE		ELIGIBLE	YES	6 MUSEUM WAY
615	NCO QUARTERS 613-615	STONE RENTALS		ELIGIBLE	YES	4, 18, 21 TENNESEE
625	OLD STONE BARRACKS	BARRACKS	YES	YES		OHIO
631	ORDNANCE POWDER MAGAZINE	NEAR OLD BARRACKS		ELIGIBLE	NON-CON	OKLAHOMA AVE
651	CARPENTER & BLACKSMITH SHOP	WAS BOPA BDG		ELIGIBLE	YES	WASHINGTON RD
652	STABLES	NEW BOPA BLD		ELIGIBLE	YES	WASHINGTON RD
653	ORDNANCE OFFICE- STOREHOUSE	BOPA STORAGE		ELIGIBLE	YES	WASHINGTON RD
657	HORSE AND MULE STABLES, WAGONSHED	BOPA STORAGE		ELIGIBLE	YES	WASHINGTON RD
666	ORDNANCE MAGAZINE-old brick bld	NEAR OLD BARRACKS		ELIGIBLE	YES	OKLAHOMA AVE
701	OFFICE	DELUCAS MED OFFICE		ELIGIBLE	YES	NY ROAD
746	MILITARY CEMETERY			ELIGIBLE	YES	NEAR LAKE FOREST
751	QUARTERMASTER STOREHOUSE	ELEC UNION BLD		ELIGIBLE	YES	NY ROAD
	NUMBER OF "PROPERTIES"		1	30	27	58

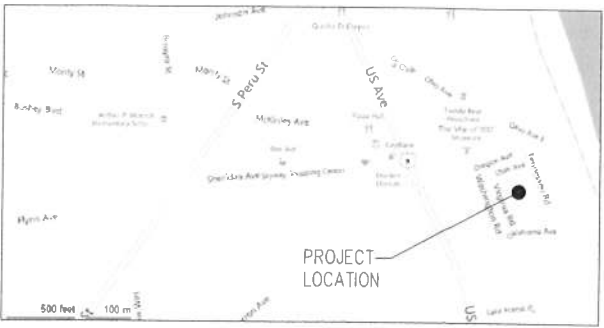
MAURICA WORKSHEET

(7)



ZONING TABLE (RC-2)

	REQUIRED	PROPOSED
MAX. BLDG. AREA (%)	25	2
MIN. OPEN SPACE (%)	50	72
MIN. LOT SIZE (SF)	15,000	337,590
MIN. FRONT YARD SETBACK (FT)	40	200
MIN. SIDE YARD SETBACK (FT)	24/48	206/419
MIN. REAR YARD SETBACK (FT)	24	101
MAX. BLDG. HEIGHT (FT)	49	±40



PROJECT LOCATION MAP

PHASE DESCRIPTION

PHASE 1 – BEGINNING IN JANUARY 2015 AND INCLUDES PORCH FLOORS, RAILINGS/SPINDLES, REFURBISH CONCRETE STEPS ON EAST END OF THE BUILDING, FIRST FLOOR TASTING ROOM, KITCHEN, BATHROOMS, 3 GUEST ROOMS, HANDICAP RAMP AND 24 SPACE PARKING LOT. RECLAIM THE OPEN AREAS FOR MOWING AND UPKEEP. (SMALL 1 BARREL A DAY BREW SYSTEM WILL BE IN OPERATION). ANTICIPATED COMPLETION DATE IS JULY 1, 2015.

PHASE 2 – BEGINNING AROUND APRIL, 2015 AND INCLUDES THE BASEMENT OVERHEAD DOOR, CONCRETE WORK IN THE BASEMENT, RESTORATION OF THE LAST TWO STEPS LEADING TO THE FIRST STORY PORCH, FINISHING OF MAIN BREWERY, FINISHING THE GENERAL STORE AND OFFICE SPACE. ANTICIPATED COMPLETION DATE IS SEPTEMBER 1, 2015.

PHASE 3 – BEGINNING AROUND JUNE/JULY 2015 AND INCLUDES FINISHING THE 2ND FLOOR TO INCLUDE THREE MORE GUEST ROOMS, A CONFERENCE ROOM, TWO BATH ROOMS, A STAGING KITCHEN, AN ELEVATOR, AND EXPANSION OF THE TASTING ROOM TO NOW INCLUDE 2ND FLOOR AREA. ALSO STABILIZING AND REFURBISHING THE TWO HISTORICAL POWDER STORAGE BUILDINGS ON THE PROPERTY AS NEEDED. ANTICIPATED COMPLETION DATE IS DECEMBER 1, 2015.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

REV. #	DATE	BY	REVISIONS
1	11-26-14	JAM	CITY BOARD COMMENTS

OVERALL SITE PLAN

PLATTSBURGH OLD STONE BARRACKS PROJECT

OHIO AVENUE, PLATTSBURGH, NY 12901

DATE: 10-17-14 PROJECT NO. 14-124

MOSER ENGINEERING

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